

NDDOT FARGO DISTRICT OFFICE

The in kind property should have the required space to properly meet all of the day-to-day functions of the existing North Dakota Department of Transportation (NDDOT) facility. The quality and condition of the improvements for the in kind property should be at least similar or better than the existing facilities. This in terms, but not exclusive of; structural elements, insulation, height of buildings, dimensions, finishing, fixtures, equipment, systems, site improvements and the general appeal of the buildings.

Please note that the following description is very general in nature and not all inclusive. The potential bidder is to present detailed plans and specifications of the proposed in kind property, as prepared by a licensed architect for the review of the Director of the NDDOT. NDDOT reserves the right to reject any and all offers at the discretion of the Director of the NDDOT.

Site Requirements

The site must be:

- Located within the interstate storm gates of the cities of Fargo and West Fargo.
- Easily and quickly accessible to an interstate interchange to facilitate the efficient operation of snow and ice control.
- Easily accessible from a major street where turning movements with Department vehicles and equipment do not cause unnecessary traffic delays.
- In a location that allows accessibility to 18-wheel trucks.
- Convenient and easy to locate and access by members of the public.
- At least 14 acres of area.
- Out of floodable areas and must not have any drainage issues.
- Zoned to allow NDDOT district operations, including the dispensing of diesel and unleaded fuel through underground lines.
- Of regular and functional configuration.
- Connected to potable water, sanitary and storm sewer, electricity, gas, telephone service, and T1 connections.
- Free of adverse environmental conditions.
- Free of adverse easements or encroachments.
- Free and clear of any specials, liens, embargos, and/or any type of debt.

Improvements

The existing buildings on site include:

1. Main District office (main floor N).....	4,584 sf
2. Main District office (basement).....	3,148 sf
3. Main District office (main floor S).....	968 sf
4. Legal and IT offices.....	568 sf
4. Drivers License.....	2,380 sf
5. Shop.....	18,800 sf
6. 103' x 60' cold storage.....	6,180 sf
7. 96' x 96' salt shed.....	9,216 sf
8. Unheated Stake shed (26 x 35).....	910 sf
9. Salt brine shed.....	530 sf
10. Chemical containment area.....	1,400 sf

In addition, the in kind property must include an equipment storage facility with dimensions of 102 feet x 170 feet for a total area of 17,340 sf.

The District Headquarters (HQ) shop and lot is located on 12.66 acres. The HQ building is a brick clad, concrete block structure, landscaped with large rocks, trees and lawn. There are also two unimproved side-by-side lots west of 40th St. behind the District that total 1.41 acres. This property should be sold with the larger contiguous property.

HEADQUARTERS BUILDING

The existing headquarters building houses a total of 74 employees including District administration (8 people), construction (25 people), shop (11 people) and three maintenance sections (18 people). NDDOT IT (2 people), Legal (1 people) and Drivers License (9 people). Weights and Measures employees do not work at the existing headquarters building, but do park their trucks and vehicles at the property.

The main floor of our current HQ– north consists of: two large administrative work areas, five management offices, a lunch room with grill top, sinks, disposal, etc., capable of accommodating 12 people comfortably, closet space and a large open area for construction staff employees work space.. The main floor - south contains three larger individual offices, three small group offices and a video conference meeting room capable of accommodating 25 people. The basement primarily contains the materials lab, and the building utilities. It also has a construction equipment and supply storage area and office space for four employees with an egress window. There are three separate latrine facilities on the main floor and a common 19-foot by 24-foot public waiting room area on the main floor between the office areas. The HQ building has an entry control security system on 11 access doors. Staff uses coded fobs to gain entry.

IT has significant assets in the building which are required for connectivity, security and restorability including a T1 connection.

There is a 310 sf Traffic Operations Center (TOC) which is connected to the DOT's fiber optic backbone originating from the I-29/I-94 interchange. This center is the control for 23 NDDOT traffic signal controllers, four permanent dynamic message boards, two bridge deck anti-icing systems and more than 60 video cameras. Currently six separate and different, fiber optic cables are fed into the building. The TOC requires air conditioning, and a static and dust free climate.

The District property that isn't occupied by a building or landscaped, is asphalt paved. The parking lot is also used for CDL and motorcycle testing. Concrete sidewalks are in place for public and employees to access the HQ building from the parking area.

SHOP and REAR LOT AREA

- Shop building appurtenances: 39 employee electric outlets, 12 outside outlets on building
- Break room: 19 feet by 18 feet with fridge & microwave, and sink
- Section Supervisor Office: 12 feet by 12 feet office for three supervisors and workstations
- Shop Foreman and Storekeeper Office: 14-foot by 18-foot room with direct access to secured parts room
- Restroom: One restroom with semi circular hand washing station and two full body shower stalls
- Parts Room: 1000 sf with double-wide delivery doors
- Mechanical Room: 16-foot by 16-foot environmental system and janitorial facility for back half
- Main Shop area: 117 feet by 48 feet by 20 feet high at walls
- Four-ton, six-way electric overhead hoist – full length of shop – floor to ceiling clear to 20 feet to allow raising trucks
- Six in-floor exhaust vents
- Two overhead power exhaust vents
- Air exchanger with heat and 2 power roof vents – operated by either of two gas sensors
- Two power vents in welding area – one large hood and one pipe with hose on swivel base
- Two overhead doors 14 feet high by 14 feet wide, one with remote opener
- Five 36-inch lockable walk-in doors
- Attached service bay: 33 feet long by 27 feet wide by 20 feet high at walls
 - One 50,000-pound truck hoist with motorized movable front post which adjusts 15 feet
 - One 14-foot by 14-foot overhead door with remote opener
- Warm storage: 109 feet by 60 feet by 16 feet high at walls, two overhead doors 14 feet by 14 feet with remote door openers
- Paint booth: 22 feet by 34 feet by 14 feet high at walls with one 14-foot by 14-foot overhead door with chain lift
 - Has filtered exhaust ventilation for paint fumes and sealed lights to avoid electric spark ignition
- Communication/Radio Tech: Occupies a 120 sf parts room and 230 sf office and work bench area

- Sign Shop: 1000 sf inventory storage and work bench for creating and constructing highway signs. Requires double-wide delivery doors to bring large sign stock inside
- Stake shed: 35 feet by 26 feet by 12 feet high at wall, one overhead door 16 feet wide by 12 feet high. Two outside electric outlets
- Brine shed: 16 feet by 33 feet by 11 feet high at walls, two outside electrical outlets, one overhead door 9 feet wide by 8 feet high, with electric heat
- Liquid chemical Containment area: 34 feet by 41 feet by four feet high by seven-and-one-half inches thick concrete containment wall and floor with valve-equipped drain. One outside electrical outlet on post
- Salt shed: 98 feet by 96 feet by 20 feet high at walls, two sliding doors 14 feet by 14 feet, seven outside electric outlets. Inside wall four feet high built with two-inch bridge planks surrounding the building except door opening
- Cold Storage: 61 feet by 100 feet by 14 feet high at wall, three overhead doors with electric openers 16 feet wide by 14 feet high, nine inside electric outlets, eight outside electrical outlets, power exhaust vent in roof
- Two- 30-foot gates in security fence with four electrical outlets located by fence for plugging in trucks
- 45 electrical outlets for plugging in trucks during winter
- Generator connection receptacles for running building: one for front half one for rear half of building. Generator is 150kv, receptacles must match generator leads. Switches are required to select building power source, and the operation of switching power from Excel to generator will not cause a power a surge or drop, interrupting internal electronic devices
- Four fuel pumps with vacuum on lighted raised island – two unleaded, two diesel fuel pumps, with two fiberglass underground storage tanks 10,000 gallons each. One for diesel and one for unleaded fuel.

DRIVERS LICENSE

Space Requirements:

Secure employee work area, to include:

- Separate supervisor office
- Employee break/training office
- Adequate secure storage
- Separate emergency exit

Non-Secure area, to include:

- Separate testing room away from waiting area
- Customer waiting area outside of customer service area with 30 chairs
- Restrooms – men/women
- Mechanical Room

NOTE: Square Feet below do NOT include walls, but only inside space.

Area	L	W	SF
Supervisor Office	14	15	210
Employee Break/Training Office	16	15	240
Customer Waiting Area	20	40	800
Testing	8	20	160
Storage	10	10	100
Examiner Work (Includes Counter Space)	14	40	560
Womens Rest Room	8	8	64
Mens Rest Room	8	8	64
Entryway	8	8	64
Mechanical Room	12	10	120
Total Space Required			2382

System/Security Requirements:

- Six service windows, one of which is ADA
- Three camera station
- Badge door entry/exit
- Security cameras
- Security monitoring system
- IT connectivity for all computer systems/faxes/telephones/security systems

Outside Requirements:

- Parking for 20 vehicles
- Parking for four Disabled
- Parking for 10 employees
- Motorcycle test area
- CDL test area